118.0	0002	0004.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 611,300 / 611,300
					USE VALUE: 611,300 / 611,300
					ASSESSED: 611,300 / 611,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BISHOP THERESA M/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	140 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BISHOP THERESA M/ LIFE ESTATE -
Owner 2:	-
Street 1:	140 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,108 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1805 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5108.000	230,100		381,200	611,300
Total Card	0.117	230,100		381,200	611,300
Total Parcel	0.117	230,100		381,200	611,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.71 | /Parcel: 338.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75821

GIS Ref

GIS Ref

Insp Date 09/26/18

!9139!

PREVIOUS ASSESSMENT

Parcel ID 118.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	230,100	0	5,108.	381,200	611,300	611,300	Year End Roll	12/18/2019
2019	101	FV	191,600	0	5,108.	375,800	567,400	567,400	Year End Roll	1/3/2019
2018	101	FV	191,600	0	5,108.	288,600	480,200	480,200	Year End Roll	12/20/2017
2017	101	FV	191,600	0	5,108.	272,300	463,900	463,900	Year End Roll	1/3/2017
2016	101	FV	191,600	0	5,108.	250,500	442,100	442,100	Year End	1/4/2016
2015	101	FV	178,000	0	5,108.	234,200	412,200	412,200	Year End Roll	12/11/2014
2014	101	FV	178,000	0	5,108.	215,700	393,700	393,700	Year End Roll	12/16/2013
2013	101	FV	178,000	0	5,108.	215,700	393,700	393,700		12/13/2012

PRINT

Date	Time
12/10/20	23:39:02

LAST REV

Date	Time
11/27/18	12:01:54

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9139

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BISHOP THERESA	71755-68		10/17/2018	Convenience	1	No	No		Remainder Laura M Bishop-->Trust
BISHOP THERESA	71755-61		10/17/2018	Convenience	1	No	No		
BISHOP THERESA	71755-57		10/17/2018	Convenience	1	No	No		
BISHOP GERALD F	50674-137		2/4/2008	Family	1	No	No		
	10807-100		4/24/1967			No	No		N

USER DEFINED

Prior Id # 1:	75821
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2014	1282	Redo Bat	11,700		9/30/2014			First floor bath r
6/10/2003	438	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
11/19/2008	Meas/Inspect	345	PATRIOT
3/10/2000	Inspected	276	PATRIOT
2/14/2000	Measured	264	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5108		Sq. Ft.	Site		0	70.	1.07	6			Water	-5					381,205						381,200	

Total AC/HA:	0.11726	Total SF/SM:	5108	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	381,205	Spl Credit		Total:	381,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99841499
Adj $ / SQ:	141.525
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333536
Depreciation:	103396
Depreciated Total:	230140

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

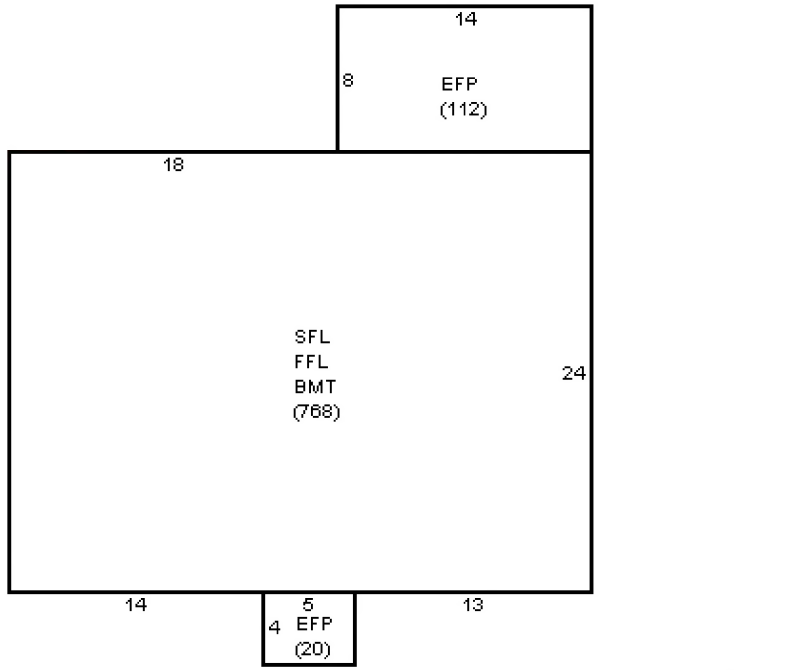
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.53
Special Features:	0	Val/Su Net:	95.95
Final Total:	230100	Val/Su SzAd	153.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	47.890	36,781
FFL	First Floor	768	141.530	108,691
SFL	Second Floor	730	141.530	103,257
EFP	Enclos Porch	132	47.770	6,306

Net Sketched Area:	2,398			Total:	255,035
Size Ad	1497.5999	Gross Are	2436	FinArea	1805

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

118.0-0002-0004.A

IMAGE

AssessPro Patriot Properties, Inc